

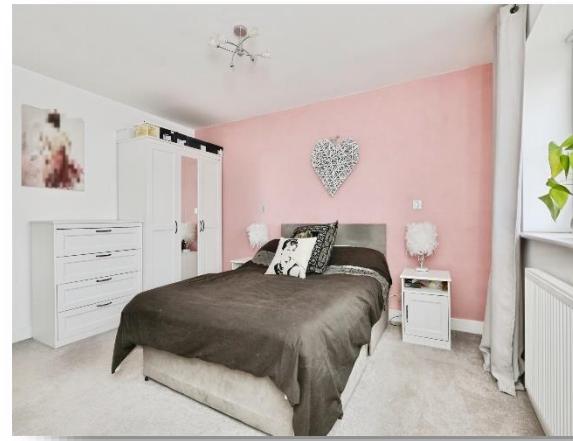


Moorgreen Way, Bircotes Doncaster DN11 8FX

welcome to

Moorgreen Way, Bircotes Doncaster

Lovely FOUR BEDROOM detached house situated to the popular 'Simpson Park' development in Bircotes. Benefitting from MODERN accommodation, front and rear gardens, OFF ROAD PARKING and GARAGE. Viewing highly recommended.



Ground Floor Accommodation

Entrance Hall

With a front facing entrance door, understairs storage cupboard and stairs leading to the first floor, central heating radiator.

Cloakroom

With a low flush wc, wash hand basin and central heating radiator.

Lounge

16' 3" incl bay x 10' 11" (4.95m incl bay x 3.33m)
Main reception room with a front facing double glazed bay window and two central heating radiators.

Dining Kitchen

26' 8" x 9' (8.13m x 2.74m)
Fitted with a range of modern wall and base units with complimentary worktops and stainless steel sink with drainer. Integrated appliances comprising of oven, gas hob, fridge freezer and dishwasher.
Breakfast bar and recessed lights to the ceiling, central heating radiator and a rear facing double glazed window.
To the dining area there are French doors leading out to the garden and a central heating radiator.

Utility Room

5' 2" x 5' 4" (1.57m x 1.63m)
Entrance door leading out to the side of the property, space for a washing machine, base unit and worktop matching the kitchen and a central heating radiator.

First Floor Accommodation

Landing

Central heating radiator and airing cupboard.

Bedroom One

11' 2" x 13' 7" (3.40m x 4.14m)
Double Room: With a front facing double glazed window and central heating radiator.

Ensuite

Shower cubicle, vanity basin and a low flush wc.
Tiling to the floor and walls, heated towel rail and recessed lights to the ceiling.

Bedroom Two

13' 2" + door recess x 9' 1" (4.01m + door recess x 2.77m)
Double Room: With a front facing double glazed window and a central heating radiator.

Bedroom Three

13' 4" max x 9' 4" (4.06m max x 2.84m)
Double Room: With a rear facing double glazed window and a central heating radiator.

Bedroom Four

9' 7" x 9' 4" (2.92m x 2.84m)
With a rear facing double glazed window, storage cupboard and a central heating radiator.

Bathroom

Fitted with a bath with shower attachment, shower cubicle, basin and wc. Recessed lights to the ceiling, chrome heated towel rail and a side facing double glazed window.

External

With a lawned garden to the front elevation with shrubs to the borders, parking area for two cars to the front of the garage and gated access to the side. At the rear there is an enclosed garden mainly lawned with paved and decked seating areas both of which take advantage of the sun at different times of the day.

Garage

17' 10" x 8' 11" max (5.44m x 2.72m max)
With an up and over door, access into the hallway.

Agents Notes

We are advised by the current owner that a service charge is payable for the upkeep of amenity land within the development. This is currently at £185.33 for this year (2025).

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

Moorgreen Way, Bircotes Doncaster

- Superb Detached House
- Popular Modern Development
- Close to Amenities
- Four Good Size Bedrooms
- Modern Kitchen/Dining Room

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£280,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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